



10 Tinsley Close

Claypole, Newark, NG23 5BS



Book a Viewing

£250,000

This beautifully extended detached family home is located in a cul-de-sac in the sought after village of Claypole, just minutes from Newark and Grantham. Offering spacious and flexible living, this property is perfect for growing families or those looking for extra living space. The Ground Floor features a lovely modern Kitchen Diner with plenty of workspace and storage, along with a handy Utility Room. The Open Plan Lounge and Dining Room provide an excellent space for entertaining, while a versatile Lobby Area makes for an ideal Home Office or Study Nook. A downstairs WC adds extra convenience. Upstairs, you will find four Bedrooms and a refitted Family Bathroom with stylish and contemporary fittings. The property benefits from a drive way and Single Garage, providing extra storage or Workshop space.





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SERVICES

Mains electricity, water and drainage. Oil fired central heating.

EPC RATING - D.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - South Kesteven District Council.

TENURE - Freehold.

VIEWINGS

By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Situated in the peaceful village of Claypole, the property enjoys a friendly community atmosphere, with local amenities including a village store, post office, and the popular Five Bells Inn. Well-regarded schools, excellent transport links via the A1, and nearby Newark train stations make this an ideal location for families and commuters alike.









KITCHEN DINER

16' 11" x 11' 2" (maximum into recess) (5.16m x 3.41m) Fitted with a range of modern wall, base units and drawers with work surfaces over, incorporating a 1 1/2 bowl sink unit with a stainless steel mixer tap, fitted oven, ceramic hob and extractor hood, space for a fridge freezer, under stair storage cupboard, inset spotlights, stairs to the First Floor Landing, radiator, uPVC double glazed windows to the front and rear elevations and opening through to the Utility Room Area.

UTILITY ROOM AREA

3' 10" x 5' 8" (1.19m x 1.75 m) With matching wall and base units with work surface over and space below for a washing machine, tiled floor, inset spotlights, uPVC double glazed window to the rear elevation and uPVC double glazed door leading to the rear garden.

LIVING ROOM

16' 10" x 10' 5" ($5.15 \,\mathrm{m}\,x$ 3.18m) With uPVC double glazed bay window to the front elevation, coving to ceiling, radiator, ceiling rose, electric fire suite and archway leading through to the Dining Room.

DINING ROOM

10' 0" x 9' 4" (3.06m x 2.85 m) With uPVC double glazed window to the side elevation, uPVC double glazed patio doors leading to the rear garden, coving to ceiling, ceiling rose and radiator.

INNER LOBBY

4' $7'' \times 6' \cdot 1''$ (1.41m $\times 1.87$ m) With uPVC double glazed window to the rear elevation, radiator and a door leading to the WC.

wc

6' 1" x 2' 11" (1.87m x 0.91m) Suite comprising a low level WC and wash hand basin, tiled splash-backs, radiator, coving to ceiling and uPVC double glazed opaque window to the rear elevation.

FIRST FLOOR LANDING

With galleried balustrade, uPVC double glazed window to the rear elevation, access to the loft and doors to the Bedrooms and Bathroom.

BEDROOM ON E

10' 5" (plus recess) x 8' 11" (3.18m x 2.74m) With uPVC double glazed window to the front elevation and radiator.

BEDROOM TWO

10' 0" x 9' 4" (3.05m x 2.87m) With uPVC double glazed window to the rear elevation and radiator.

BEDROOM THREE

7' 8" x 10' 5" (2.36m x 3.18 m) With uPVC double glazed window to the side elevation and radiator.

BEDROOM FOUR

8' 2" x 5' 6" (plus recess) (2.51m x 1.70m) With uPVC double glazed window to the front elevation and radiator.

BATHROOM

A modern re-fitted suite comprising a bath with a mixer shower attachment and an electric shower over, pedestal wash hand basin and low level WC, inset spotlights, tiled splash-backs, and uPVC double glazed opaque window to the side elevation.

GARAGE

12' 11" x 8' 10" (3.94m x 2.70m) Having an up and over door.

SELLINGY OUR HOME - HOW TO GO ABOUT IT

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REFERRAL FEE IN FOR MATION -W HOW E MAY REFER YOUTO

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CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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GETTING A MORTGAGE

We would behappy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase

NOTE

1. None of the services or equipment have been checked or tested.

2. All measurements are believed to be accur atebut are given as a general guide and should bethoroughly checked.

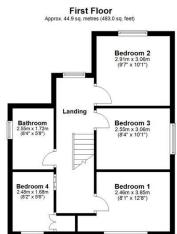
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Total area: approx. 106.5 sq. metres (1146.3 sq. feet) For Illustration purposes only. Plan produced using PlanUp.

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